

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, October 4, 2010

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, K. Holt, G. Lewis, P. Plante, B. Ryan,
Members absent: B. Pociask, R. Hall,
Alternates present: F. Loxsom, K. Rawn
Alternates absent: V. Stearns
Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:32 p.m. and appointed Loxsom and Rawn to act in member absence.

Minutes:

9-20-10-Beal MOVED, Ryan seconded, to approve the 9/20/10 minutes as written. MOTION PASSED with all in favor except Goodwin who disqualified herself.

Public Hearing:

Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd.,

D. Rice o/a, PZC File #1293

Chairman Favretti opened the Public Hearing at 7:32 p.m. Members present were Favretti, Beal, Goodwin, Holt, Lewis, Plante, Ryan and alternates Loxsom and Rawn. Favretti appointed Loxsom and Rawn to act. Gregory Padick, Director of Planning read the legal notice as it appeared in the Chronicle on 9/21/10 and 9/29/10 and noted the following communications distributed to all members of the Commission: a 9/29/10 report from G. Padick, Director of Planning; and a 9/20/10 memo and an approved B100A plan from G. Havens, Eastern Highlands Health District.

Daniel Rice, property owner, noted that since reviewing Padick's memo, he has cleared the brush that was obstructing the sightlines.

Favretti noted no public comment and no comments or questions from the Commission. Holt MOVED, Rawn seconded, to close the public hearing at 7:38 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

3. Special Permit Application, Proposed Efficiency Unit Apartment at 147 Stafford Rd.,

D. Rice o/a, PZC File #1293

Goodwin MOVED, Beal seconded, to approve with conditions the special permit application (file #1293), of D. Rice, for an efficiency apartment on property located at 147 Stafford Road, in an PB-5 zone, as submitted to the Commission and shown on a site plan dated 8/30/10, and other application submissions, and as presented at a Public Hearing on 10/4/10.

This approval is granted because the application, as hereby approved, is considered to be in compliance with Article IX, Section D.3.b, Article X, Section M, Article V, Section B, and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval is granted for a one-bedroom efficiency unit in association with an existing single-family home having up to three additional bedrooms. Any increase in the number of bedrooms on this property shall necessitate subsequent review and approval from Eastern Highlands Health District and the Planning and Zoning Commission;
2. This approval is conditioned upon continued compliance with Mansfield's zoning regulations for efficiency units, which include owner-occupancy requirements and limitations on the number of residents in an efficiency unit;

3. Subject to obtaining approval from the abutting property owner to the north of the site, it is recommended that existing vegetation along Stafford Road be removed and/or trimmed to increase sightlines for exiting vehicles.
 4. This special permit shall not become valid until filed upon the Land Records by the applicant.
- MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Hirsch noted that he and the Chairman signed off on modifications for a salt shed at the Town garage and a bus shelter at the Senior Center. Discussion was held about the R. DeBoer property on Storrs Road and it was determined to remove this from the agenda at this time.

Public Hearing:

Special Permit Renewal Request for the Use of Live Music in Conjunction with the Following Restaurants: Huskies, King Hill Rd; Stonewall Tavern, Rt. 32; and Ted's Restaurant, King Hill Rd.;

Chairman Favretti opened the Public Hearing at 7:50 p.m. Members present were Favretti, Beal, Goodwin, Holt, Lewis, Plante, Ryan and alternates Loxsom and Rawn. Favretti appointed Loxsom and Rawn to act. Gregory Padick, Director of Planning, read the legal notice as it appeared in the Chronicle on 9/21/10 and 9/29/10 and noted the a 9/27/10 memo from C. Hirsch, Zoning Agent.

Favretti noted no public comment and no comments or questions from the Commission. Plante MOVED, Beal seconded, to close the public hearing at 7:53 p.m. MOTION PASSED UNANIMOUSLY.

Other Old Business:

4. Special Permit Renewal Request for the Use of Live Music in Conjunction with the Following Restaurants: Huskies, King Hill Rd; Stonewall Tavern, Rt. 32; and Ted's Restaurant, King Hill Rd.;

Holt MOVED, Loxsom seconded, that the Commission approve the Live Music Permit renewals through November 1, 2011 for the following restaurants: Huskies Restaurant, file # 780-2; The Stonewall Tavern, file # 595; and Ted's Restaurant, file # 1107. These renewals are conditioned upon compliance with the current mandated conditions for each, which shall be attached to this motion. MOTION PASSED UNANIMOUSLY.

1. August 2010 Final Draft Environmental Assessment Re: Planned Animal Health Research Center at UConn Depot Campus

Padick noted the Legal Notice that appeared in the Chronicle on 9/18/10 and summarized the report that appeared in the last packet. He noted that the Conservation Commission has not reviewed this item yet and although he does not anticipate any comments from staff upon initial review, he would like to allow adequate time for the C.C. to review and comment, therefore suggested keeping this item on the agenda until the 10/18/10 meeting.

2. Request to authorize overhead utility lines over conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177

Item tabled-awaiting additional information.

New Business:

1. Review of Group Home Use, 153 Hunting Lodge Road, PZC File #1102-2

Diane Manning, President and CEO of United Services, was present and described the proposed usage of the property. It was determined by the Commission that this use as described is consistent with the "group home" definition in the Zoning Regulations.

Ryan MOVED, Holt seconded, to approve the United Services request to continue the special permit use of 153 Hunting Lodge Road as a group home as described in a 9/30/10 Statement of Use. This approval acknowledges that the proposed use is significantly similar to the 1/3/96 PZC special permit approval and is granted upon the following conditions:

- a. Total occupancy shall be limited to no more than six residents (exclusive of non-resident staff);

- b. Any changes to the group home use as described shall require further review and approval by the PZC.

MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

Chairman Favretti noted that Fred Loxsom has volunteered to be the PZC representative on the Sustainability Committee. Favretti noted that there is still a vacancy on the Transportation Advisory Committee. Beal stated that the next Regulatory Review Committee meeting is on 10/13/10 at 1:15pm.

Communications and Bills:

Noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Katherine Holt, Secretary